

RENTON CITY COUNCIL
Regular Meeting

December 18, 2000
Monday, 7:30 p.m.

Council Chambers
Municipal Building

MINUTES

CALL TO ORDER

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF
COUNCILMEMBERS**

RANDY CORMAN, Council President; DON PERSSON; KING PARKER; TERRI BRIERE; KATHY KEOLKER-WHEELER; DAN CLAWSON; TONI NELSON.

**CITY STAFF IN
ATTENDANCE**

JESSE TANNER, Mayor; LAWRENCE J. WARREN, City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; DEREK TODD, Assistant to the CAO; JIM SHEPHERD, Community Services Administrator; JENNIFER TOTH HENNING, Principal Planner; LESLEY NISHIHIRA, Associate Planner; JULIE BREWER, Community Relations Manager; SONJA MEJLAENDER, Community Relations Specialist; COMMANDER KEVIN MILOSEVICH, Police Department.

PRESS

Oscar Halpert, *Renton Reporter*

**APPROVAL OF
COUNCIL MINUTES**

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL APPROVE THE MINUTES OF DECEMBER 11, 2000, AS PRESENTED. CARRIED.

SPECIAL PRESENTATION
Executive: Centennial
Committee Status Report

Community Relations Manager Julie Brewer introduced Don Custer, Chair of the Centennial Task Force Committee, who provided Council with a status report of the Centennial Committee. Mr. Custer described the various activities that will take place to celebrate the City of Renton's centennial in September of 2001 including a museum exhibit entitled "Century to Century" which will be displayed at the Renton museum throughout the year. In addition to all of the activities, Mr. Custer reported that souvenirs of the celebration such as shirts, mugs, key chains, and note cards will be available for purchase at various locations around Renton.

Mr. Custer introduced Centennial Task Force Committee Co-Chair Greg Wilson who, on the behalf of the Centennial Task Force Committee and The Boeing Company, presented Mayor Tanner with a commemorative baseball bat engraved with the City of Renton and centennial logos.

PUBLIC HEARING
Development Services: Boeing
Development Agreement for
Longacres Office Park Project

This being the date set and proper notices having been posted and published in accordance with local and State laws, Mayor Tanner opened the public hearing to consider a proposed development agreement for The Boeing Company to establish applicable development regulations, including a vesting framework and other restrictions, for the Boeing Longacres Office Park (LOP) development project located at the southeast intersection of I-405 and the Burlington Northern Railroad tracks near SW 16th St.

Lesley Nishihira, Associate Planner, stated that The Boeing Company asked the City to enter into a development agreement for the LOP site. The development agreement is based on the adopted 1994 LOP Environmental Impact Statement (EIS) and 1995 Mitigation Document, as well as modifications to the LOP development proposal as established by the State Environmental Policy Act Addenda process.

Continuing, Ms. Nishihira reported that the adopted EIS and mitigation document described the environmental impacts of a 164-acre, 2.5 million square foot phased master planned development, including offices, an employee center, related support and utility facilities and open spaces amenities. Explaining that the office park was estimated to be developed in four phases over a period of 10 to 15 years, she pointed out that the current proposal, which is the fourth and final phase, will increase the total gross square footage of building area by 500,000 square feet. Ms Nishihira said that this would be accomplished by increasing the height of the proposed buildings while remaining within the range of heights analyzed in the scope of the EIS.

Ms. Nishihira explained that approval of the development agreement would be consistent with the City's Comprehensive Plan, would ensure predictability for future development of the property, and would establish a consistent set of rules for the developer. Pointing out that the agreement would be valid for a period of up to 15 years, Ms. Nishihira concluded by saying that staff recommends approval of the proposed development agreement and adoption of the resolution.

Public comment was invited. There being none, it was MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL CLOSE THE PUBLIC HEARING. CARRIED. (See page 452 for Planning & Development Committee Report regarding this matter.)

ADMINISTRATIVE REPORT

Derek Todd, Assistant to the Chief Administrative Officer reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2000 and beyond. Items noted included:

- * During periods of bad weather, Waste Management Rainier will temporarily suspend garbage collection. Residents are asked to store their material until the following week. Residents will not be billed for an extra garbage collection in the case of a skip in scheduled service.
- * The Renton City Concert Band performed to a full house at Carco Theater last Thursday, December 14th.
- * Since the Burglar Alarm Ordinance became effective on September 11, 2000, 1,007 residences and 344 businesses have registered their alarm systems.

CONSENT AGENDA

Vacation: St. Anthony Parish,
Alley Between Whitworth &
Shattuck, North of S 4th St
(VAC-00-001)

Items on the consent agenda are adopted by one motion which follows the listing.

City Clerk Division requested adoption of an ordinance revising Ordinance No. 4879, St. Anthony Parish Street Vacation adopted 12/04/2000, to include the condition that a utility easement be retained over the entire vacated right-of-way. Council concur. (See page 453 for ordinance.)

CAG: 00-167, Carco Theater
Renovation, Radosevich
Construction

City Clerk Division reported bid opening on 12/13/2000 for CAG-00-167, Carco Theater Renovation; three bids; project estimate \$70,000; the apparent low bid submitted by Radosevich Construction, Inc. in the amount of \$97,728.50 is above the engineer's estimate. Refer to Finance Committee for discussion of funding.

Parks: City Hall 7th Floor
Vacant Space, Convert to
Conference Center

Community Services Department requested approval to convert vacant space on the seventh floor of City Hall for use as a conferencing center at an initial cost of \$3,000, with future plans to complete the conference center upon approval of funds. Refer to Finance Committee.

Annexation: Honey Creek East, Union Ave NE	Economic Development, Neighborhoods and Strategic Planning Department requested a public meeting be set on 01/08/2001 to consider the 10% Notice of Intent to Annex for the proposed Honey Creek East Annexation; approximately 28 acres located west of Union Ave. NE and south of Sierra Heights Elementary School. Council concur.
EDNSP: Main Ave S Parking Lot Lease, Taylor's Auto Body	Economic Development, Neighborhoods and Strategic Planning Department requested approval to lease a portion of the City's public parking lot located on Main Ave. S. in the amount of \$360 per month to Taylor's Auto Body for employee parking on a month-to-month basis. Refer to <u>Finance Committee</u> .
EDNSP: Retail Brokerage Services for Pavilion Building, CB Richard Ellis	Economic Development, Neighborhoods and Strategic Planning Department recommended approval of a contract with CB Richard Ellis for retail brokerage services to lease the Pavilion Building for retail use. Refer to <u>Committee of the Whole</u> .
Airport: Renton Chamber of Commerce Lease Extension (LAG-61-633)	Executive Department recommended approval of changes to Addendum #2 to LAG-61-633, an extension to the agreement with the Renton Chamber of Commerce to lease space at the airport, approved by Council on 11/13/2000. Council concur. (See page 451 for correspondence regarding this matter.)
Fire: King County Emergency Medical Services Lease at Station #14	Fire Department recommended approval of a lease with King County Emergency Medical Services in the amount of \$705.93 per month plus escalation clause, to continue to lease space at Fire Station #14 located at 1900 Lind Ave. SW to house a paramedic unit. Council concur. (See page 453 for resolution.)
Plat: McTighe, NE 4th St (PP-00-114)	Hearing Examiner recommended approval, with conditions, of the McTighe Preliminary Plat; 25 single family lots on approximately 4.685 acres located on NE 4th St., between Hoquiam Ave. NE and Jericho Ave. NE (PP-00-114). Council concur.
Transportation: I-405/NE 44th St Interchange Preliminary Design, Entranco	Transportation Systems Division recommended approval of Supplement No. 2 to CAG-00-103, agreement with Entranco, Inc., for the I-405/NE 44th St. Interchange Preliminary Design in the amount of \$296,953 for revisions to the existing scope of work to accommodate changes in the project configuration. Refer to <u>Transportation Committee</u> .
Parks: Water Line Construction through Gene Coulon Park, SECO Development	<p>City Attorney Larry Warren requested that the item regarding the construction agreement with SECO Development to conduct work in Gene Coulon Park associated with the Southport Development which was pulled from the agenda two weeks ago, be brought back to the Council for approval. Explaining that the item was originally referred to Council because there was a permanent easement through Gene Coulon Park, Mr. Warren said the agreement now has a two month temporary construction easement.</p> <p>MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL ADD ITEM REGARDING THE CONSTRUCTION AGREEMENT WITH SECO DEVELOPMENT TO THE CONSENT AGENDA. CARRIED.</p>
<u>Added Item 8.k.</u> Parks: Water Line Construction through Gene Coulon Park, SECO Development	<p>Community Services Department recommended approval of a contract with SECO Development to allow SECO to begin construction of a water line to serve the former Shuffleton site, a portion of which passes through Gene Coulon Park. Council concur.</p> <p>MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED TO INCLUDE ADDED ITEM 8.k. CARRIED.</p>

CORRESPONDENCE

Citizen Comment: Evans –
Aeropacific Aviation Request
to Operate Aircraft Charter at
Airport

Electronic mail was read from Sam Evans, 127 Logan Ave. S., Renton, 98055, objecting to Lori Giometti's article in the North Renton Neighborhood Association's newsletter regarding activities at the Renton Airport.

Citizen Comment: No Split
East Turn Club – Aeropacific
Aviation Request to Operate
Aircraft Charter at Airport

Correspondence was read from the No Split East Turn Lakewood/Seward Park Community Club, 4916 S. Angeline St, Seattle, 98118, requesting that the City deny Aeropacific Aviation's request for airport operating permit at the Renton Airport.

Citizen Comment: Laing –
Aeropacific Aviation Request
to Operate Aircraft Charter at
Airport

Electronic mail was read from Colleen B. Laing, 5207 S. Farrar St., Seattle, 98118, expressing her concerns regarding the increase in airplane noise and stating her opposition to Aeropacific Aviation's request for airport operating permit at the Renton Airport.

Citizen Comment: Talbot –
Aeropacific Aviation Request
to Operate Aircraft Charter at
Airport

Electronic mail was read from Chas. H.W. Talbot, 3930 S. Ferdinand, Seattle, 98118, stating his opposition to Aeropacific Aviation's request for airport operating permit at the Renton Airport.

Citizen Comment: Olson –
Aeropacific Aviation Request
to Operate Aircraft Charter at
Airport

Electronic mail was read from Dr. James M. Olson, 4733 Lake Washington Blvd. S., Seattle, 98118, requesting that the City deny Aeropacific Aviation's request for airport operating permit at the Renton Airport.

Citizen Comment: Heltzel &
Herres – Aeropacific Aviation
Request to Operate Aircraft
Charter at Airport

Electronic mail was read from Tom Heltzel, 8245 SE 61st St., Mercer Island, 98040, and Lorelei Herres, 8460 W. Mercer Way, Mercer Island, 98040, stating their concerns regarding Aeropacific Aviation's request for airport operating permit and requesting that the Council give this matter a comprehensive review before making an irrevocable decision.

Citizen Comment: Lee –
Renton River Days Rubber
Ducky Derby, Request for
Shoreline Development Permit
Fee Waiver

Correspondence was read from Joann E. Lee, Renton Rotary Club President, PO Box 509, Renton, 98057, requesting that the City waive the fees required to obtain a Shoreline Substantial Development Permit for the Rubber Ducky Derby held on the Cedar River as part of Renton River Days. **MOVED BY PARKER, SECONDED BY CLAWSON, COUNCIL REFER CORRESPONDENCE TO THE FINANCE COMMITTEE. CARRIED.**

Citizen Comment: Law –
Renton Chamber of Commerce
Lease Extension (LAG-61-633)

Correspondence was read from Denis Law, Chairman of the Board, Renton Chamber of Commerce, 300 Rainier Ave. N., Renton, 98055, approving the proposed changes to the Renton Chamber of Commerce airport lease agreement. (See earlier action on page 450.)

OLD BUSINESS**Transportation (Aviation)
Committee**

Airport: Aeropacific Aviation
Request to Operate Aircraft
Charter at Airport

Transportation (Aviation) Committee Chair Persson presented a report regarding Aeropacific Aviation, Inc.'s request for airport operating permit. The Transportation (Aviation) Committee recommended that the Council approve the sublease of Aeropacific Aviation, Inc. including voluntary restrictions on the operation suggested by Aeropacific Aviation. The Committee further recommended authorizing the Mayor and City Clerk to sign the lease agreement with Aeropacific Aviation, Inc. **MOVED BY PERSSON, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT.***

Mayor Tanner expressed his displeasure with the Council's decision to grant Aeropacific Aviation an airport operating permit and stated that he felt Council

had taken an irrevocable step.

*MOTION CARRIED.

Finance Committee

Human Resources: Healthcare
Plan Modifications

Finance Committee Chair Parker presented a report recommending concurrence in the staff recommendation to implement modifications to the City's healthcare plan as recommended and proposed by the Healthcare Benefits Task Force. The changes would be effective February 1, 2001, as follows: increase the annual dental plan provision from \$1,250 to \$1,500; permit the vision benefit to cover laser eye surgery up to \$400 every two calendar years as an alternative to the current exam and hardware provision; and allow employees married to other City employees to coordinate dental benefits for themselves and their families. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Municipal Court: 2001
Probation Services, Wesley E
Etheridge

Finance Committee Chair Parker presented a report recommending approval of the contract with Wesley E. Etheridge in the amount of \$63,000 to provide probation services for the Renton Municipal Court for the year 2001. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Legal: Taxpayer Refunds &
Administrative Appeal
Procedure

Finance Committee Chair Parker presented a report regarding establishing a procedure for taxpayer refunds and establishing an administrative appeal procedure. The Committee recommended presenting the ordinance regarding this matter for first reading and advancing it to second and final reading. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 453 for ordinance.)

**Planning & Development
Committee**

Development Services: Boeing
Development Agreement for
Longacres Office Park Project

Planning & Development Committee Chair Keolker-Wheeler presented a report recommending concurrence with the staff recommendation to approve the Boeing Longacres Office Park Development Agreement in order to establish applicable development regulations, including a vesting framework and other restrictions for the approved office park development.

The Committee recommended that the Mayor and City Clerk be authorized to execute the development agreement. The Committee further recommended that the resolution regarding this matter be presented for reading and adoption. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED. (See page 453 for resolution.)

Committee on Committees

Council: 2001 Committee
Assignments

Council President Corman presented a Committee on Committees report recommending the following committee chairmanships and committee assignments for the Council for 2001:

Community Services Committee: Toni Nelson, Chair; Don Persson, Vice-Chair; King Parker, Member.

Finance Committee: King Parker, Chair; Toni Nelson, Vice-Chair; Don Persson, Member.

Planning & Development Committee: Kathy Keolker-Wheeler, Chair; Terri Briere, Vice-Chair; Randy Corman, Member.

Public Safety Committee: Randy Corman, Chair; King Parker, Vice-Chair; Toni Nelson, Member.

Transportation (Aviation) Committee: Don Persson, Chair; Kathy Keolker-

Wheeler, Vice-Chair; Terri Briere, Member.

Utilities Committee: Terri Briere, Chair; Randy Corman, Vice-Chair; Kathy Keolker-Wheeler, Member.

MOVED BY CLAWSON, SECONDED BY NELSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

ORDINANCES AND RESOLUTIONS

Resolution #3484

Fire: King County Emergency Medical Services Lease at Station #14

A resolution was read authorizing the Mayor and City Clerk to enter into an interlocal cooperative agreement to lease space at Fire Station #14 located at 1900 Lind Ave. SW to King County Emergency Medical Services Division for housing of a paramedic unit. MOVED BY CLAWSON, SECONDED BY PERSSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

Resolution #3485

Development Services: Boeing Development Agreement for Longacres Office Park Project

A resolution was read authorizing the Mayor and City Clerk to execute a development agreement with The Boeing Company for future development of Longacres Office Park. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinances were presented for first reading and advanced to second and final reading:

Legal: Taxpayer Refunds & Administrative Appeal Procedure

An ordinance was read creating Chapter 5-21, Procedure upon Overpayment and Appeals, and adopting Sections 5-21-1 and 5-21-2 of Chapter 21, Procedure upon Overpayment and Appeals, of Title V (Finance and Business Regulations) of City Code by setting forth procedures for taxpayer refunds and establishing an appeal procedure. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #4882

Legal: Taxpayer Refunds & Administrative Appeal Procedure

Following second and final reading of the above ordinance, it was MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Vacation: St. Anthony Parish, Alley Between Whitworth & Shattuck, North of S 4th St (VAC-00-001)

An ordinance was read vacating an alley, located north of S. 4th St. and between Whitworth and Shattuck Avenues. S. (St. Anthony Parish; VAC-00-001). MOVED BY NELSON, SECONDED BY CLAWSON, COUNCIL ADVANCE THE ORDINANCE FOR SECOND AND FINAL READING. CARRIED.

Ordinance #4883

Vacation: St. Anthony Parish, Alley Between Whitworth & Shattuck, North of S 4th St (VAC-00-001)

Following second and final reading of the above ordinance, it was MOVED BY NELSON, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

The following ordinances were presented for second and final reading and adoption:

Ordinance #4884

Rezone: Renton Municipal Airport, W Perimeter Rd, P-1 to IM (R-00-076)

An ordinance was read changing the zoning classification of Renton Municipal Airport, 167 acres located at 616 W. Perimeter Rd., from P-1 (Public Use) zone to the IM (Industrial Medium) zone with the public use "P" suffix attached. (Renton Municipal Airport Rezone; File No. R-00-076) MOVED BY

KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #4885

Rezone: Vectra Property,
Monster Rd SW & Grady
Way, P-1 to IM (R-00-099)

An ordinance was read changing the zoning classification of 0.7 acres of property located along Monster Rd. SW and Grady Way from P-1 (Public Use) zone to IM (Industrial Medium) zone. (Vectra LLC Rezone; File No. R-00-099) MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #4886

Finance: Maplewood Golf
Course Greens Fees Increase

An ordinance was read amending Chapter 1, Fee Schedule, of Title V, Finance and Business Regulations of City Code by increasing golf course greens fees. MOVED BY PARKER, SECONDED BY CORMAN, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #4887

Finance: 2001 Property Tax
(Not to Exceed 6%)

An ordinance was read authorizing an increase not to exceed six percent (6%) in the regular property tax collections for year 2001. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #4888

Finance: 2001 Property Tax
Levy Limit Factor (106%)

An ordinance was read authorizing a one hundred six percent (106%) property tax levy limit factor for 2001 to protect the City's future property tax levy capacity. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

Ordinance #4889

Finance: 2001 Property Tax
Levy

An ordinance was read establishing the property tax levy for the year 2001 for both general purposes and for voter approved bond issues. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADOPT THE ORDINANCE AS READ. ROLL CALL: ALL AYES. CARRIED.

NEW BUSINESS

Legal: I-722 Injunction

City Attorney Larry Warren explained that Council had authorized that he seek to intervene in the I-722 lawsuit. He reported that the court expanded the injunction to include the City of Renton along with five or six other cities who also sought to intervene so the City is now part of the I-722 litigation. Responding to Councilman Parker's inquiry regarding the class action lawsuit, Mr. Warren said that two classes had been established, one consisting of cities and one of counties.

Airport: Business Plan

Responding to Councilman Corman's inquiry regarding the City's plan to develop an airport business plan, Councilman Persson said that the matter has been scheduled to be discussed by the Transportation (Aviation) Committee.

Parks: Pavilion Building

Councilman Persson requested an estimate of what it would cost to demolish the Pavilion Building and an estimate of the value of the property. Mayor Tanner said that those figures would be made available to Council in time for the Committee of the Whole meeting on January 8.

Responding to Councilman Corman's inquiry regarding past Pavilion Building cost studies, Mayor Tanner recalled that the cost of constructing a new building was approximately \$1 million more than refurbishing the existing building. He commented that he would welcome suggestions from the Council as to what to do with the property, but pointed out that he does not want to sell it.

Citizen Comment: Turner – Lot Coverage Standards in the R-5 & R-8 Zones

At the request of Councilwoman Keolker-Wheeler, electronic mail was read from Ted Turner and Cindy Frank, 7540 34th Ave. SW, Seattle, 98126, thanking the Council for amending the City Code to allow for a larger footprint threshold for homes being built in the R-8 zone. He stated that moving forward with the amendment allowed Harbour Homes to resume the construction of their house on Lot 12 in the Honey Creek Heights Development.

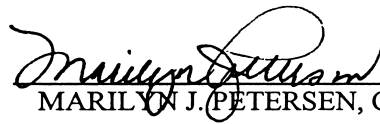
AUDIENCE COMMENT

Citizen Comment: Heltzel - Aeropacific Aviation Request to Operate Aircraft Charter at Airport

Carol Heltzel, 8245 SE 61st St., Mercer Island, 98040, expressed her disappointment in the Council's decision to grant Aeropacific Aviation an airport operating permit and encouraged Council to develop an airport business plan.

ADJOURNMENT

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADJOURN.
CARRIED. Time: 8:40 p.m.



MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Michele Neumann
December 18, 2000